

18-906DO

20180312000078460
03/12/2018 09:00:53 AM
DEEDS 1/2

SEND TAX NOTICE TO:

1202 West Medical Center Dr.
Thorsby, AL 35171

**QUIT CLAIM
JOINT TENANCY**

State of Alabama
County of Shelby

That in consideration of Ten and 00/100 (\$10.00) Dollars, to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we,

MAURICIO SANDOVAL, AN UNMARRIED MAN,

herein referred to as grantor does grant bargain, sell and convey unto

JESSICA SANDOVAL AND JAIME ARCEO

as joint tenants with express right of survivorship and to the survivor's heirs and assigns, the following described real property situated in the County of Shelby, State of Alabama:

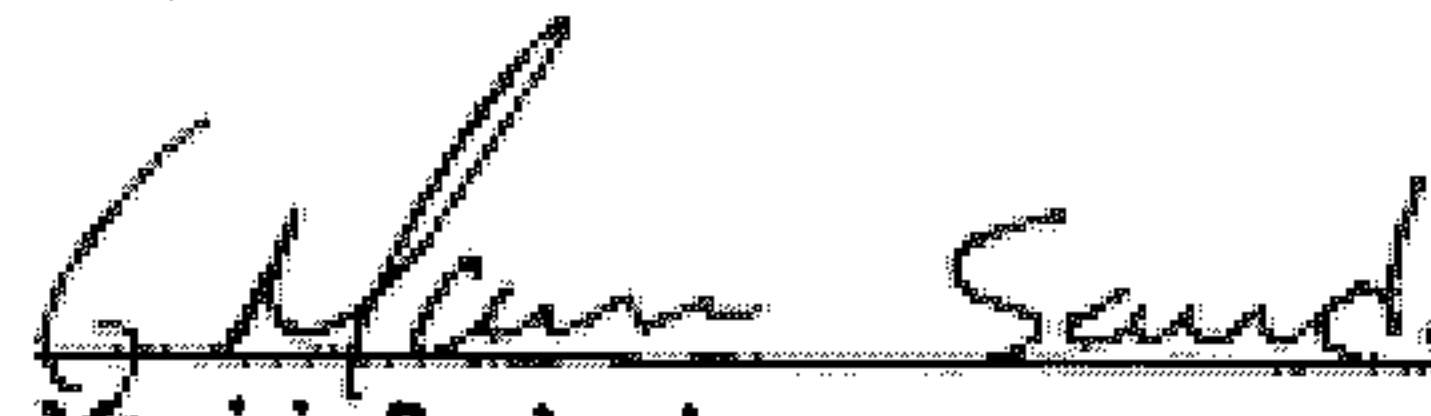
Lots 16 and 17, according to the Survey of Carriers Addition to Scottsdale, as recorded in Map Book 32, page 130, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2018 and subsequent years.
2. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as Joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the others, the entire interest in fee simple shall pass to the surviving grantees jointly with right of survivorship, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

IN WITNESS WHEREOF the undersigned has set his hands and seals on this 2 day of March, 2018.


Mauricio Sandoval

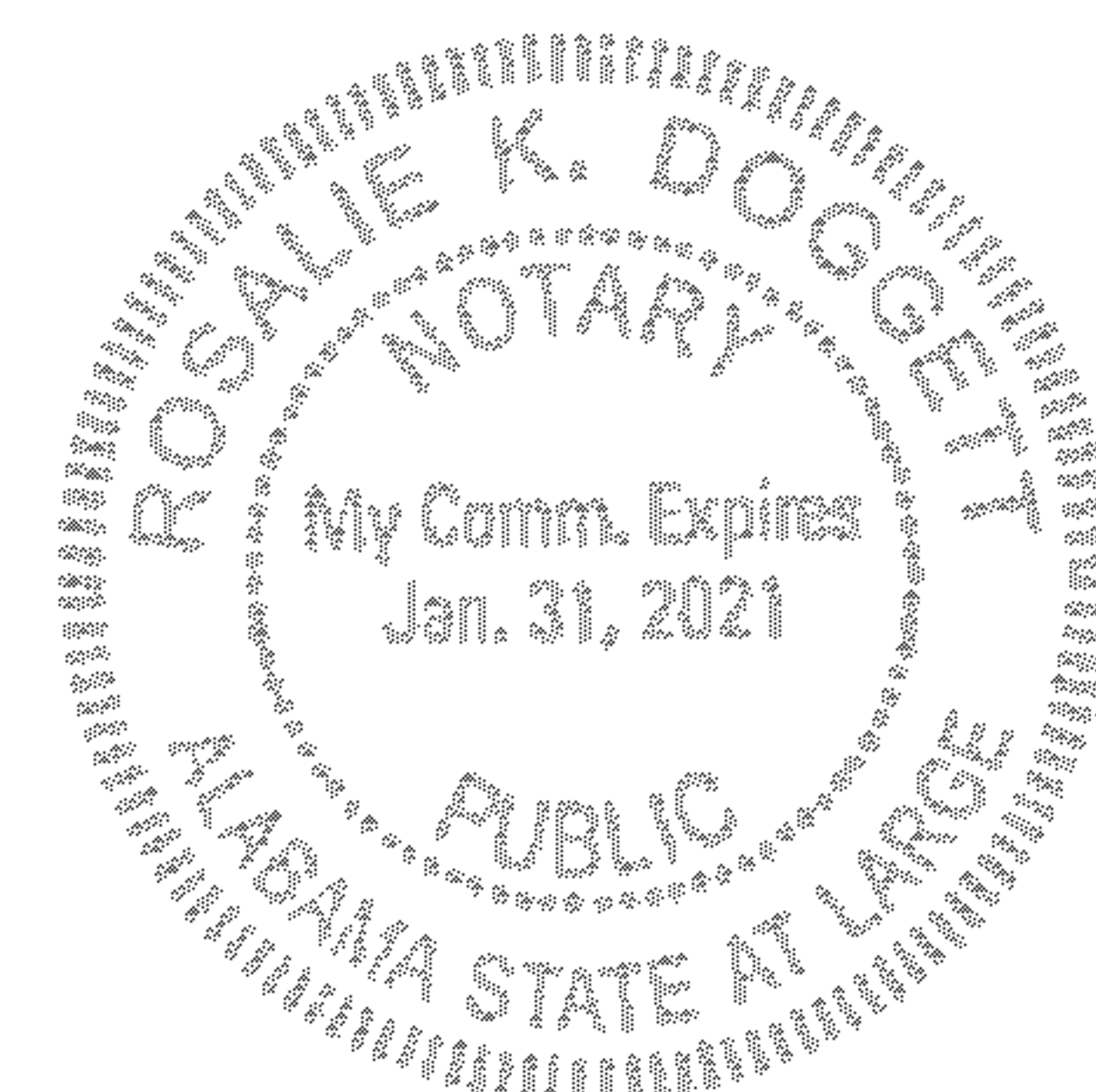
(STATE OF ALABAMA)
(COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, do hereby certify that Mauricio Sandoval, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

GIVEN under by hand and official seal this 2 day of March, 2018


Commission Expires 1/31/21
Notary Public

PREPARED BY: MICHAEL GALLOWAY 931 Sharitt Avenue, #113, Gardendale, AL 35071



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mauricio Sandoval
Mailing Address 804 hillsboro ln.
helen AL 35080

Grantee's Name Jessica Sandoval & Emie Arellano
Mailing Address 1202 west medical
Center Dr. Thorsby AL
35171

Property Address lot 16 & lot 17

Date of Sale 3/2/18

Total Purchase Price \$

or

Actual Value \$

20180312000078460 03/12/2018 09:00:53 AM DEEDS 2/2 : or

Assessor's Market Value \$ 1/2 assessed value \$ 4,220

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☒ Other 1/2 assessed value of 4,220

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 3/2/18

Print Mauricio Sandoval

Unattested

Sign Mauricio Sandoval

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/12/2018 09:00:53 AM
\$22.50 CHERRY
20180312000078460

[Signature]